

AGENDA
PLANNING COMMISSION
MAY 8, 2018 - 7:00 P.M.
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

I. ROLL CALL

II. APPROVAL OF MINUTES

1. April 24, 2018*

III. PUBLIC COMMUNICATIONS

IV. SUBDIVISIONS

V. SITE PLANS

1. Four Winds at Mystic, 0 Noank Ledyard Road - Request for Extension for Start of Construction*
2. Commercial Building (SIT18-02), 90 Leonard Drive*
3. The Hurne Estate (SIT18-03), 215 Thomas Road*

VI. OLD BUSINESS

VII. NEW BUSINESS

1. Town of Stonington Referral for Public Hearing on June 5, 2018
 - a. Readco, LLC (T. Ladwig)- Regulation Text Amendment*
2. Zoning Board of Appeals referral for a Public Hearing on
 - a. ZBA18-02 - Oberg Residence, 51 Ocean View Avenue*
3. Zoning Commission referral for a Public Hearing on
 - a. SPEC357 - Elm Grove Cemetery Association, 0 Welles Road*
4. Report of Commission
5. New Applications

VIII. REPORT OF CHAIRMAN

IX. REPORT OF STAFF

X. ADJOURNMENT

Next regular meeting: May 22, 2018

* Enclosed

NOTE: NO NEW BUSINESS WILL BE CONSIDERED AFTER 10:30 P.M.

CONWAY, LONDREGAN, SHEEHAN & MONACO, P.C.

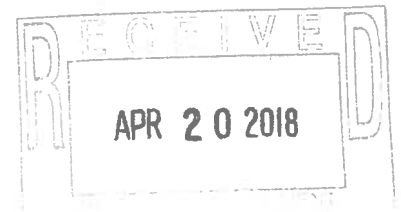
ATTORNEYS AT LAW
38 HUNTINGTON STREET, P.O. BOX 1351
NEW LONDON, CONNECTICUT 06320-1351
(860) 447-3171 / Fax (860) 444-6103
www.conwaylondregan.com

FOR
PC
AGENDA
5/8/18

KEVIN W. CONWAY OF COUNSEL
FRANCIS T. LONDREGAN (1935-2008)
THOMAS J. LONDREGAN ^{§1a}
MICHAEL W. SHEEHAN
RALPH J. MONACO ^{§1a}
BRIAN K. ESTEP + †
JEFFREY T. LONDREGAN ^{§1a}
ERIC J. GAROFANO
VICTORIA S. MUELLER

THOMAS J. LONDREGAN
tlondregan@clsmilaw.com
^{§1a} ADMITTED TO US SUPREME COURT
• BOARD CERTIFIED TRIAL ATTORNEY
† ALSO ADMITTED IN NY †
+ ALSO ADMITTED IN PA

April 2, 2018



Town of Groton
Diane Glemboski
134 Groton Long Point Road
Groton, CT 06340

Re: Four Winds at Mystic/ Noank-Ledyard Road, Groton, CT/Ron Bonvie-Developer
Extension of Time

Dear Diane:

The purpose of this letter is to request an extension of the permit issued by the Planning Commission on September 8, 2004, to extend the start of construction under your local regulation. The Planning Commission permit is good until 3-26-2020; however your local regulation has a "start of construction" requirement in addition to the time limit on the original permit. The start of construction was extended by the Commission to May 26, 2018.

Throughout the appeal process on this application we have applied, each year, for an extension of the start of construction per your local regulation. The developer would like to extend the start of construction for one additional year. We would like to meet with commission to discuss the plans, status of the development and outstanding issues. My client has every intention of proceeding to construction in the near future.

I am pleased to report that the ACOE has extended its permit for the site. You will recall this was of concern to the developer and resulted in much of the delays to date.

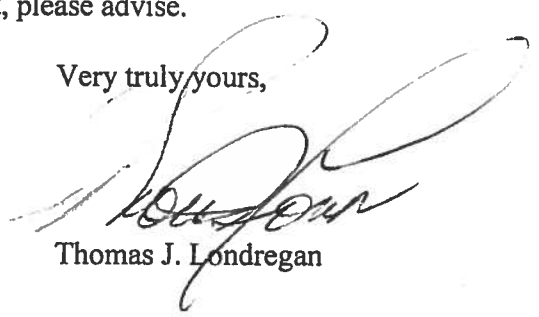
The client has been working on this project and your staff will receive shortly the requested documents, which are substantially completed, for review.

Four Winds

I would appreciate it if you would schedule this matter before the planning commission for its first meeting in May which I believe is May 8, 2018. My client will attend along with Clint Brown.

If you have any questions regarding this request, please advise.

Very truly yours,



Thomas J. Londregan

TJL:djk

cc: Ron Bonvie
82 Meadowbrook Road
Mashpee, MA 06249

Four Winds

STAFF SUMMARY SHEET

PROJECT NAME/LOCATION: SIT18-02 – 90 Leonard Drive – Comm. Building	
CAM: Y	
STAFF PLANNER: TZ	SUMMARY DATE: 5/02/18
TERMINAL ACTION DATE: 6/6/18	PUBLIC HEARING CLOSED: N/A
EXISTING LAND USE/ZONING: Vacant/IA-40	SITE AREA: 8.33 AC. SQ. FT.
SURROUNDING LAND USE/ZONING DISTRICT(S): North: Quarry/IA South: Warehouse/IA East: Commercial /IA West: Bus Parking /IA	
<p>HISTORY: On June 22, 2011, the Inland Wetlands Agency authorized the installation of a gazebo and clearing of vegetation within 50 feet of wetlands. The Planning Commission approved the subsequent site plan (SIT11-10) on July 11, 2011. The work was never commenced and the approval expired on June 23, 2016.</p> <p>On March 28, 2018 the Inland Wetlands Agency authorized the construction of a building, parking, storm water treatment system within the upland review area, and discharge of storm water within the upland review area. This authorization is for SIT18-02 as presented.</p>	
<p>PROJECT DESCRIPTION: The applicant is proposing a new 90'x110' (9,900 square feet) 1-story building for a proposed Indoor Recreation Facility (Health Club/Fitness Center) with internal accessory Office & Retail uses related to the recreation use, and 50 off-street parking spaces.</p> <p>The project's limits of disturbance are the 1.35 acres nearest Leonard Road. The remaining 6.98 acres consists of ponds and wooded area designated as inland wetland. One curb cut is proposed at the south end of the property. Parking is located along the west and south property line, with a 25' wide x 105' long paved loading strip along the back of the building (east side of property). A dumpster pad is located at the southeast corner of the developed area.</p> <p>The proposed building is a steel frame structure 23' in height. The front of the building has two entrances; one for the gym and one for the accessory offices. The interior portion of the gym consists of two locker rooms, utility room, office, and an open floor plan work-out area. 3 garage bay doors are located at the rear of the building.</p> <p>The offices are intended for accessory medical uses such as chiropractors, sports medicine, etc. The project requires a CAM review per Section 8.4-2 of the Zoning Regulations.</p>	
LIST AGENCIES WITH OUTSTANDING COMMENTS: <div style="display: flex; justify-content: space-between; margin-top: 10px;"> [] [] [] [] </div>	
<p>WAIVERS: The applicant is requesting a waiver of sidewalk construction per Section 7.5-5 of the Zoning Regulations.</p>	
LAND USE/DEVELOPMENT ISSUES ANALYSIS:	

SIT 18-02

Parking: The applicant has proposed 50 parking spaces for this project. Section 7.2-3(F) requires 1 space for every 200 square feet of floor area for Personal and Commercial Services. $9,900 \text{ square feet} \div 200 \text{ square feet} = 49.5$. 50 parking spaces are provided

Conditional Use: Kevin Quinn, the town Zoning Official has identified this proposed use as "indoor recreation" per Section 7.1-29 of the Zoning Regulations. Related accessory uses as described in paragraph A lists services that may be provided to patrons, including

- Food and beverage service, excluding the service of alcoholic beverages,
- Retail sale of items directly related to the principal use,
- Child care services to patrons while they are utilizing the facility.

The applicant may provide the retail sale of items such as clothing and nutrition supplements. Currently there is no plan for child care services or food preparation. The applicant has met with LLHD, who informed the applicant of the requirements should that service be offered in the future.

The Professional Offices are permitted by right in the IA Zoning District.

Inland Wetlands: The property has identified inland wetlands in the undisturbed portion of the lot. The project is located outside of the 100' buffer area. The Inland Wetlands Agency authorized the proposed use on March 28, 2018.

CAM: The CAM application narrative is attached to this report. Coastal Resources on this site include Coastal Flood Hazard Areas. The site has been disturbed by gravel/mining operations over 30+ years.

FEMA: The project is located within the FEMA designated AE flood zone. The base flood elevation is 11 feet. The Finished Floor Elevation is proposed at 11.2 feet.

Storm water: The man-made wetland body currently accepts storm water discharge from all adjacent properties. A storm water runoff swale & filter basin is proposed at the north end of the property & building.

ATTACH ANY RECOMMENDED ACTION, INCLUDING MODIFICATIONS AND/OR CONDITIONS AND TECHNICAL ITEMS.

Staff will have a recommendation at the meeting.



TOWN OF GROTON

LAND USE APPLICATION

Part One

PLEASE CHECK THE APPROPRIATE BOX(ES) AND ATTACH THE REQUIRED APPLICATION(S):

- | | |
|---|--|
| <input type="checkbox"/> SUBDIVISION OR RESUBDIVISION | <input checked="" type="checkbox"/> COASTAL SITE PLAN REVIEW |
| <input checked="" type="checkbox"/> SITE PLAN | (CAM) |
| <input type="checkbox"/> ADMINISTRATIVE SITE PLAN | <input type="checkbox"/> SPECIAL PERMIT |
| <input type="checkbox"/> INLAND WETLANDS PERMIT | <input type="checkbox"/> ZONE CHANGE |
| <input type="checkbox"/> INLAND WETLANDS PERMIT OR | <input type="checkbox"/> REGULATION AMENDMENT |
| NON-REGULATED ACTIVITY | <input type="checkbox"/> VARIANCE/APPEAL |

PROJECT NAME: Proposed Commercial Building Site

STREET ADDRESS OF PROPERTY: 90 Leonard Drive; Groton, CT 06340

IF ADDRESS NOT AVAILABLE, LOCATION: Latitude: 41.338; Longitude: -72.0455

PARCEL IDENTIFICATION NUMBER: 169814344671 ACREAGE: 8.33 ZONE: IA-40

PROJECT DESCRIPTION:

Construct new 90'x110' (9,900 sf) 1-story slab-on-grade building for a proposed Indoor Recreation Facility (Health Club/Fitness Center) with internal accessory Office & Retail uses related to the Indoor Recreation Use. New (50) off-street parking spaces.

CORRESPONDENCE WILL BE SENT TO THE PRIMARY APPLICANT AS CHECKED BELOW:
(NAME, ADDRESS, TELEPHONE AND FAX NUMBER)

APPLICANT: Andrew Prpich - 15 Olivia Lane; Stonington, CT 06378

EMAIL: amprpich@gmail.com TELEPHONE: 860.326.6315 FAX: _____

APPLICANT'S AGENT (if any): Edward H. Wenke III, PE - PO Box 359; North Stonington, CT 06359

EMAIL: ewenke@comcast.net TELEPHONE: 860.460.1606 FAX: 860.495.5563

OWNER/TRUSTEE: Terra Firma Enterprises LLC - 1358 Baldwin Hill Rd; Gales Ferry, CT 06335

EMAIL: _____ TELEPHONE: 860.460.0767 FAX: _____

ENGINEER/SURVEYOR/ARCHITECT: Edward H. Wenke III, PE - PO Box 359; North Stonington, CT 06359

TELEPHONE: 860.460.1606 FAX: 860.495.5563

- Note:
- 1) To be accepted by the Planning Division, this entire application must be completed, signed, and submitted with the required fee(s) and map(s) prepared in accordance with the applicable regulations.
 - 2) The submittal of this application constitutes the property owner's permission for the commission or its staff to enter the property for the purpose of inspection.
 - 3) The applicant hereby agrees to pay all additional fees and/or address such costs deemed necessary by the Office of Planning and Development Services as described in Part Three of this application.

SIGNATURE OF APPLICANT
OR APPLICANT'S AGENT

03/26/18

DATE

SIGNATURE OF RECORD OWNER
I HEREBY, CERTIFY THAT I AM THE OWNER OF
THE PROPERTY STATED ABOVE

03/26/18

DATE

Andrew Prpich

PRINTED NAME OF APPLICANT

Christopher McLaughlin - Terra Firma Enter

PRINTED NAME OF OWNER

Project #: _____ Work Type: _____

Fee Received: \$250 Init. ACG

Planner: _____

APR - 2 2018

5.18-02

TOWN OF GROTON
LAND USE APPLICATION – SITE PLAN

PART TWO
(Attach to Part One)

SITE DATA TABLE

	Required/Allowed	Provided
Lot Area (sq. ft. and ac.)	40,000 SF	362,868 +/- SF
Lot Width	150 FT	209+/- FT
Area of Site (sq. ft. and ac.)		
Front Setback	40 FT	83 FT
Rear Setback	30 FT	294 FT
Side Setback N/E	30 FT	48 FT
Side Setback S/W	30 FT	71 FT
Building Area	145,074+/- SF MAX BLDG	9900 S.F. Proposed
Floor Area		9900 SF Proposed
Building Height	40 FT	25+/- FT
Building Coverage (%)	40%	2.8% +/-
Total Lot Coverage (including impervious surfaces) (sq. ft. and %)		32,550+/- sf (9.0%+/-)
Existing Impervious Surface (sq. ft.)		-0- SF
Change in Impervious Surface (+/- sq. ft.)		+ 32,550+/- SF
Area of Outdoor Sales	-0- SF	-0- SF
Area of Open Space/Recreation	-0- SF	-0- SF
Area of Interior Landscaping	10 SF X 50 SP = 500 SF	3,150+/- SF
Parking (# of spaces)	50	50
Truck Loading Area	NONE	No Loading req'd for Use
Area of Signs By Type	100 SF free-standing	100sf Max Free-Standing

IS PROPERTY WITHIN THE CAM BOUNDARY? ☒ YES ☐ NO
IF YES, A COASTAL SITE PLAN APPLICATION MAY BE REQUIRED.

ARE THERE REGULATED WETLANDS? ☒ YES ☐ NO
A WETLAND APPLICATION HAS BEEN SUBMITTED OR PERMIT OBTAINED? ☒ YES ☐ NO

WATER: ☐ ON SITE WELL OR ☒ PUBLIC WASTE: ☐ ON SITE SEPTIC OR ☒ PUBLIC SEWER

COMPLETE ATTACHED CHECKLIST

10/16

SIT/8-02



TOWN OF GROTON

LAND USE APPLICATION

Part One

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OR APPLICANT'S AGENT

03/26/18
DATE

Andrew Prpich
PRINTED NAME OF APPLICANT

Project #: _____ Work Type: _____

SIGNATURE OF RECORD OWNER
I HEREBY CERTIFY THAT I AM THE OWNER OF
THE PROPERTY STATED ABOVE

03/26/18
DATE

Christopher McLaughlin - Terra Firma Enter

PRINTED NAME OF OWNER

PAID

Fee Received: \$285- Init. MG

RECEIVED

APR - 2 2018

PLANNING DEPARTMENT
TOWN OF GROTON, CT

Planner: _____

TOWN OF GROTON
LAND USE APPLICATION - COASTAL SITE PLAN

2. Description of the Proposed Project.

Description of Components: Buildings, uses, provision of streets, utilities, type of sewerage systems, type of water supply, storm water management system, amount and percent of impervious surface, etc.

The 9.3+/- Ac. parcel is an Industrial Use Lot that is part of a developed Industrial Subdivision. The parcel is currently vacant with no buildings. Project proposes the construction of a 1-story slab-on-grade 90'X110' metal skinned industrial building. The proposed Use will be for an indoor recreation facility (Health Club) with associated Offices. Paved parking for fifty (50) at-grade on-site parking spaces will be provided. Vehicular access to the site is along frontage on a developed paved Town-Road (Leonard Drive) which is a cul-de-sac rad serving all lots in this Industrial Park. Water & Sanitary Sewer services will connect to the existing municipal systems. Proposed impervious surfaces (roof & pavement) make up approx 9% of the gross parcel area. Stormwater will sheet flow to a depressed grass planted filter basin for TSS settlement/removal and discharged thru a stone filter berm to the existing pond on-site.

Description of methods of construction: Timing (schedule of the sequences and duration of the project); amount of clearing, grading, cutting; filling and excavating (indicate volume, origins and destinations of materials, chemical compositions, nature/type of material); dredging.

The proposed project is expected to commence in June 2018 and be fully completed within 12 months or sooner. The site has been previously disturbed & filled. Because the construction limits of the site is mostly grass lawn with sparse brush/tree growth along the rear, the amount of clearing required is minimal. Most of the site clearing limits consists of stripping of existing topsoil the proposed construction area. The area of land disturbance is approximately 54,000+/- sf (1.3+/- Acres). The entire area within the limits of disturbance has been previously disturbed/filled and mostly grass lawn. Due to the FEMA Base Flood Elevation 11.00, the area around the building perimeter will be filled with an average depth of 2'-3'. Approximately volume of fill material required is 2,000+/- CY over 0.8 +/- Acres. The proposed fill will be a well graded, well-drained bank-run gravel suitable for road and foundation sub-base. Processed gravel will be used for direct pavement base. 4" of topsoil will be distributed on all planted surfaces that are not to be paved or occupied by other impervious surfaces (walks, bldgs, etc).

3. Identification and Description of Coastal Resources (as defined in Section 2 of the Connecticut Coastal Management Manual) at and adjacent to the Site; Description of the Character and Condition of All Coastal Resources.

- 1.) GENERAL RESOURCE - The project site is not waterfront. It is located over 3000+/- feet from the edge of the Lower tidal reaches of the Poquonnock River. The site does not contain bedrock hills, till hills or drumlins. The site is classified as previously disturbed/filled.

2.) COASTAL FLOOD HAZARD AREA – The entire project site is designated as FEMA Flood Zone “AE” (Elev. 11.00 NAVD) in accordance with FIRM MAP No. 09011C0508J; PANEL 508 OF 554; Revised 08/05/13. This is a tidally influenced flood zone.

3.) FRESHWATER WETLANDS: The 8.3+/- Ac parcel contains approx. 6.1+/- Acres of designated regulated inland wetlands (man-made ponds).

4. Identification and Description of Significant Natural Features Occurring at and Adjacent to the Site:

Identification and description of types, extent and condition of plant and animal species; type and extent of ground cover, and soil types and any limitations of predominate soils.

- a. Dominant species of flora (marine, wetland, upland); occurrence of any rare or endangered species.
- b. Dominant species of fauna (marine, wetland, upland); occurrence of any rare or endangered species.

- Assessment of value and quality of plant and animal habitat.

Identification and description of type, extent, and condition of significant geologic and hydrologic features (such as aquifer recharge areas, deposits of sand and gravel, unique geologic features, etc.).

The entire area within the limits of proposed construction on this parcel has been disturbed due to gravel mining/processing operations over the past 30+ years. Fill material including soils & rock rubble, were reportedly deposited on this parcel and adjacent parcels within this Industrial Park. A brief soil series and vegetation summary is as follows.

- Udorthents - moderately well drained to well drained soils that have been cut, filled, or regraded. Udorthents are disturbed soils where the upper part of the original soil has been removed or filled due to construction, grading or building activity. The soil profile color and texture was variable. Upland soils.

Vegetation: Dominant vegetation in wetland areas included red maple, ironwood, spicebush, pepperbush, sedge, fern, Phragmites, and skunk cabbage.

Upland vegetation included some oaks, red maple, sumac, autumn olive, rose, bittersweet, ragweed, and grasses.

5. Identification and Description of Significant Historical and Cultural Features Occurring at and Adjacent to the Site (e.g. historical, archaeological, scenic, recreational, etc.).

None Known.

6. Identification of Applicable Coastal Policies (as referenced in Sections 2, 3 and 5 of the Connecticut Coastal Management Manual).

Identification of applicable coastal resource policies (Section2).

1.) COASTAL FLOOD HAZARD AREA:

Resource Policy: To manage coastal hazard areas so as to insure that development proceeds in such a manner that hazards to life and property are minimized and to promote nonstructural solutions to flood and erosion problems. [CGS section 22a-92(b)(2)(F)].

7. Explanation Demonstrating How the Proposed Project is Consistent with the Applicable coastal Policies Identified Above.

(CGS section 22a-92(b)(2)(1)): The proposed land use is consistent with adjacent Industrial uses and does not promote any adverse impact on the adjacent coastal resources..

(CGS section 22a-92(b)(2)(F)): The proposed project construction does not alter or increase flooding on or adjacent to the site. Filling of site is required to elevate the building floor levels to above base flood elevation. The flood hazard zone is tidally influenced, therefore compensatory storage is not required.

(CGS section 22a-92(b)(1)(B)): The installation of water and sewer lines do not cross over any sensitive coastal resource and are located solely within a developed area.

(CGS section 22a-92(b)(2)(J)): The SESC plan and methods proposed on this site will minimize and erosion or sedimentation through the use of grading and vegetative stabilization.

8. Identification and Description of Potential Adverse Impacts (as defined in section 2 of the Connecticut Coastal Management Manual) and Potential Beneficial Impacts of the Project on Coastal Resources.

Identification and assessment of the beneficial and adverse impacts of the proposed activities on the condition, character, function and value of the coastal resources affected by the project (both on-site and off-site) including impacts on natural and cultural features of the site and impacts on water quality, air quality, flooding and erosion.

Assessment of the nature and magnitude of all impacts identified above (quantified where possible).

Assessment of the permanence of the resource commitment (e.g. short-term/long-term, irreversible or irretrievable).

Potential Impacts:

Stormwater Peak Flow Increases: The peak flow increases as a result of this development are discharged into the existing on-site man-made pond. The pond is an isolated water body with no external discharge. The pond acts as a natural storm water storage facility as well as groundwater recharge. The impact of discharge of peak flow increases onto adjacent properties has been mitigated by the collection and storage of all storm water run-off within the site limits.

Recharge Storm Water Quality: The stormwater run-off emanating from the project site can contain constituents such as TSS, metals, VOC's which may be typical from parking lot drainage. Left untreated, this can cause potential

5/18/02

problems with the water quality within the pond, adjacent vegetation and the quality of the groundwater recharge. The project mitigates this by installing a storm water treatment filter basin to help settle-out the TSS constituents, PRIOR to discharge into the pond area. This is consistent with preserving the groundwater quality within recharge and aquifer areas.

Erosion and Sedimentation: The surface transport of sediments and erosion of graded surfaces can present potential adverse impacts to the adjacent wetland area and adjacent properties. The project proposes a full SESC plan with non-structural vegetative methods of final stabilization of graded areas. No development takes place on slopes exceeding 6%. Site clearing is limited because there is minimal existing vegetation. Final graded surfaces do not exceed 2:1.

9. Description of the Proposed Measures to Mitigate Adverse Impacts Identified Above on Coastal Resources (e.g. measures to control or prevent erosion, sedimentation and runoff, measures to prevent deterioration of coastal resource quality, measures to prevent violation of air and water quality standards, etc.).

See Response to Item 8 above.

10. Identification and Description of Potential Beneficial and Adverse Impacts on Opportunities for Future Water Dependent Uses (as defined in section 3 of the Connecticut Coastal Management Manual) On and Adjacent to the Site.

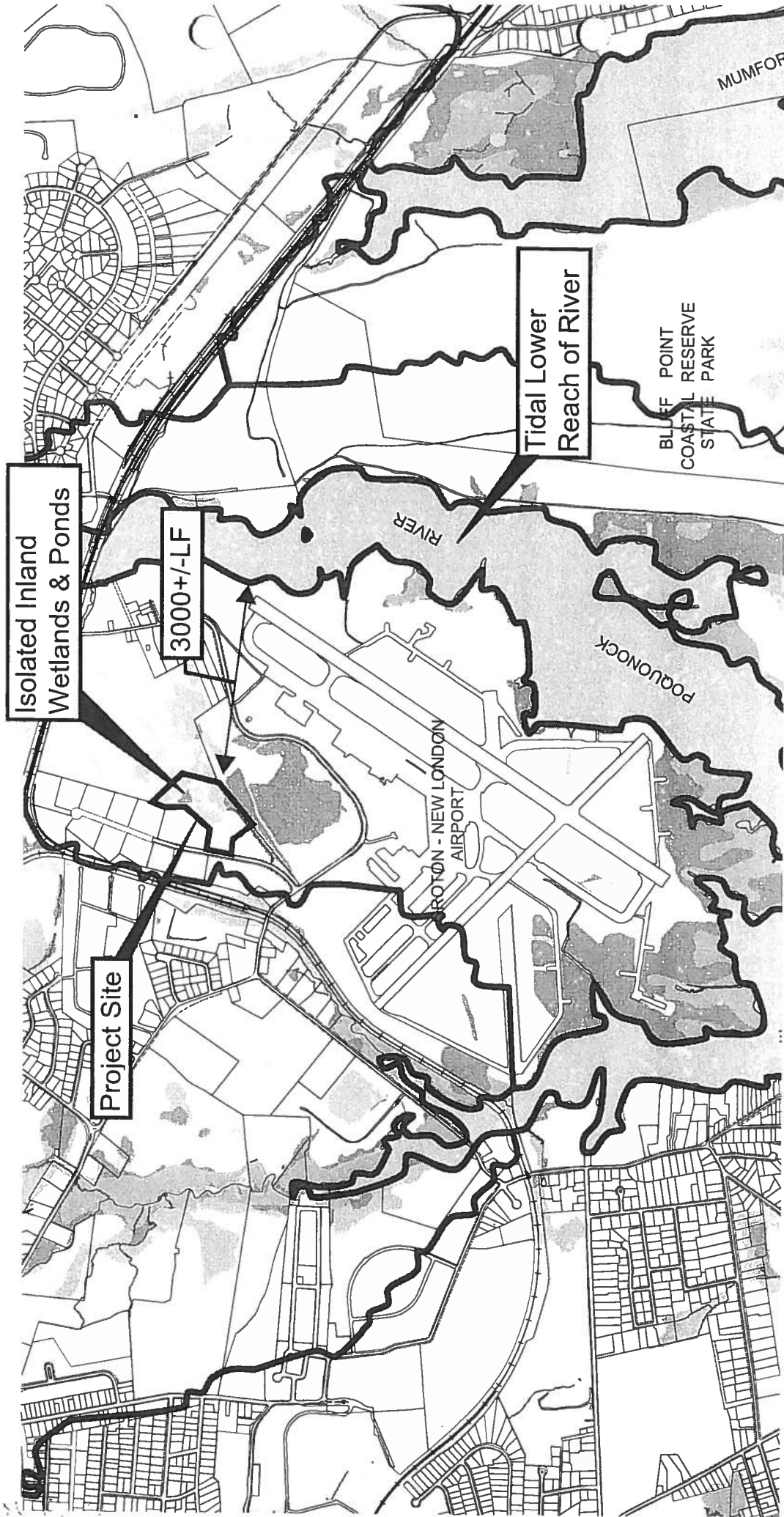
This project does not propose and impacts to Future Water Dependent Uses.

11. Description of Proposed Measures to Mitigate Adverse Impacts on Opportunities for Future Water Dependent Use of the Site or the Surrounding Area (e.g. Measures to Provide for Future Water Dependent Use of the Site or the Surrounding Area).

Not Applicable.

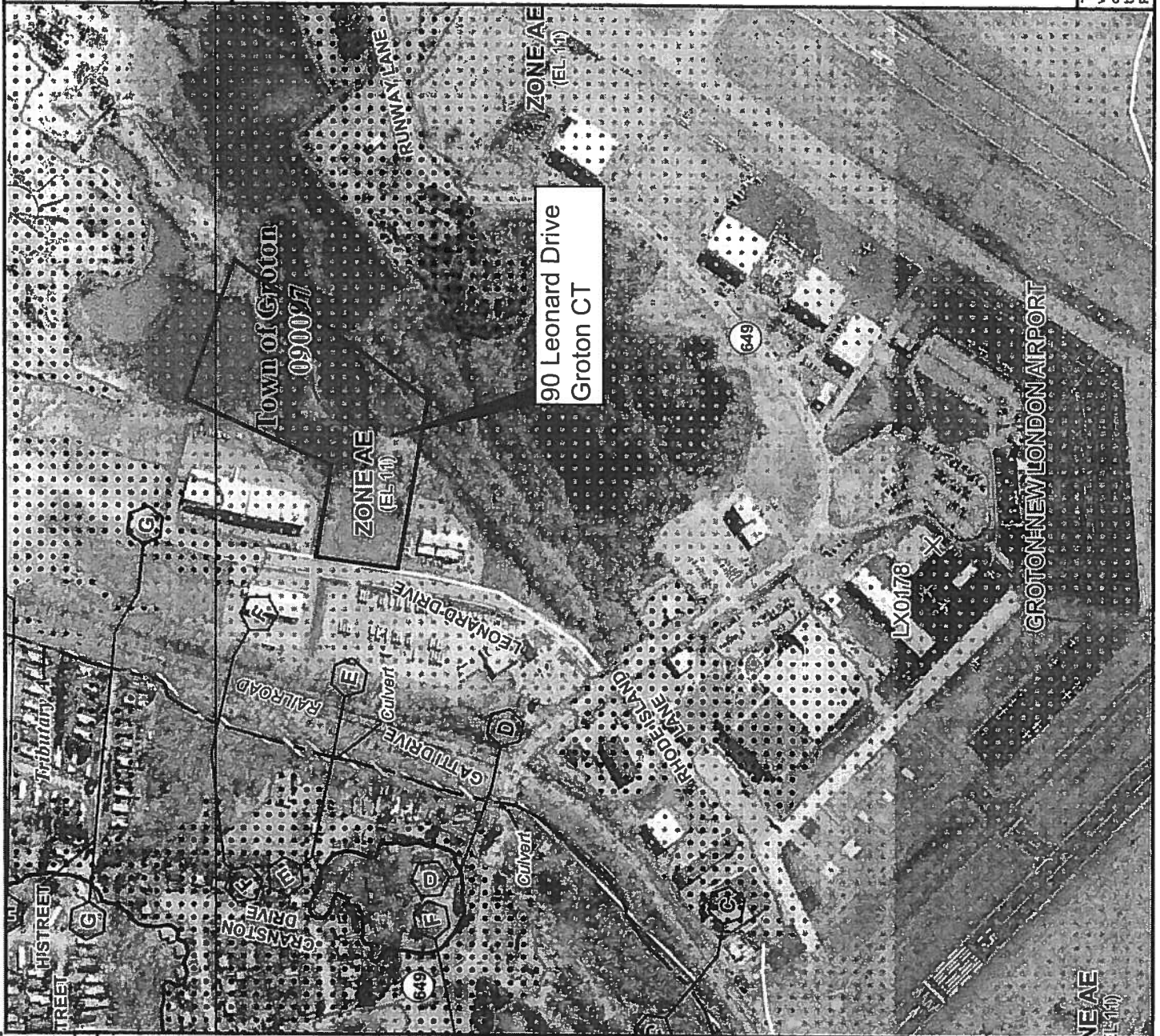
12. Description of Any Adverse Impacts That Remain After Employing All Reasonable Mitigation Measures and Explanation Demonstrating Why These Remaining Impacts are Acceptable.

No Remaining adverse impacts are anticipated on this project.





MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0508J

FIRM

FLOOD INSURANCE RATE MAP
NEW LONDON COUNTY,
CONNECTICUT
(ALL JURISDICTIONS)

PANEL 508 OF 554
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GROTON, CITY OF	090126	0508	J
GROTON, TOWN OF	090237	0508	J

NOTE:
THIS MAP INCLUDES BOUNDARIES OF THE COASTAL BARRIER RESOURCES SYSTEM ESTABLISHED UNDER THE COASTAL BARRIER RESOURCES ACT OF 1962 AND/OR SUBSEQUENT REVENUE ACTS.

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
09011C0508J
MAP REVISED
AUGUST 5, 2013

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

SIT IR-02

IMPACT STATEMENT & ENGINEER'S REPORT

March 25, 2018

APR - 2 2018

PLANNING DEPARTMENT
TOWN OF GROTON, CT

1. GENERAL:

Project: PROPOSED COMERCIAL BUILDING SITE PLAN

Applicant: Andre Prpich
15 Olivia Lane; Stonington, CT 06378
Tel. 860.326.6315

Location: Parcel ID # 169814344671
90 Leonard Drive (Airport Industrial Park)
Town of Groton; New London County, CT 06340

Zoning: IA-40 Industrial Zoning District

Site Area: 362,868 +/- SF (8.33 +/- acres)

Wetlands: 265,583 +/- SF (6.1 +/- Ac) – (73% of Gross Parcel Area)
- includes portions of (3) man-made Ponds; (no outlet) (3 +/- Ac total)

100' Upland Review Area: 61,266 +/- SF (1.41 +/- acres) – 17% of site

Frontage:

- 209' +/- along Leonard Drive (Town Road);
- 2-lane cul-de-sac; 2-way 36' wide paved road running north/south;
- No curbside parking
- Posted Speed Limit – 30 mph;
- Regulated by the Town of Groton DPW

Special Zones:

- Flood Hazard Zone "AE-11" – Tidally Influenced
- Base Flood Elev 11.00 (NAVD datum)
- Not in Water Resource Protection (WRP) Overlay Zone
- Located in Coastal Area Management (CAM) Zone

Services Available:

- Municipal WPCA Sanitary Sewer (in Leonard Drive)
- Domestic & Fire Water Service (In Leonard Drive)
- Natural Gas Service (in in Leonard Drive)

Adjacent Uses:

- *South:* Adjacent - Developed Commercial/Industrial Building
- *West:* Across Street - Dev. Commercial School Bus Parking Lot
- *North:* Adjacent – Developed Commercial/Industrial Building
- *East:* Adjacent: - Developed/Industrial Constr Matl's Processing

SIT18-02

**Character of
Neighborhood:**

The vicinity of the project site is located within the Developed Airport Industrial Park. All uses are Commercial/Industrial. A pedestrian walk system exists along the west side of Leonard Drive (across the street from the project site).

Traffic:

Leonard Drive is a 2500+/- lf dead end cul-de-sac road that is the only vehicular access road for all local traffic into and out of the Industrial Park. Traffic consists of mostly employee vehicles, some patron vehicles and delivery trucks. Traffic density and counts are moderately low. Available Sight Distance from the Project Site is in excess of 500'+ in both directions (road is relatively straight/flat alignment).

Site Condition:

- Front project site area is flat slopes 1.5% avg. grade
- Front project site area is previously disturbed & filled & planted as flat grass lawn
- Existing wooded areas occur at the rear (eastern limit of the project site area, and run northerly thru the remaining 6+ acre wetland/pond area.
- Existing wooded area consists of brush and young to moderate age tree growth.
- No existing buildings, paved parking or any other structure exists on site. An existing active Town of Groton storm drainage easement with 30" pipe and outfall existing along the northern boundary of the site limits.

Soil Conditions:

- NRCS #306 (Ud) Udorthents Urban Land Complex
 - o No Classification – Disturbed Land
 - o Site Project Area has been filled – Material/Depth/Condition of soils is unknown.

Wetland Condition: The regulated wetland area associated with this parcel is associated with an isolated low-level wetland area with a man-made pond system. This entire portion of the site was previously excavated with material removed from the site, creating a low spot where the site (and most of Leonard Drive) currently drains. The wetland and pond are isolated and have no outlet.

Wetland Functions:

Store floodwater
Utilize nutrients
Wildlife habitat
Environmental education
Finfish habitat
Outdoor recreation
Forestry
Agriculture

Capability:

- HIGH
- HIGH
- MODERATE
- MODERATE
- MODERATE
- LOW
- LOW
- LOW

Stormwater Discharges: The man-made wetland body currently accepts storm water discharges from all adjacent upland properties via both sheet flow & piped discharges. The available storm water storage capacity of the wetland body has not been calculated for this project, but is estimated to be significant.

2. PROPOSED DEVELOPMENT:

Primary Use: Proposed Indoor Recreational Use (Health Club/Fitness Center)
Accessory Uses: Internal Office & Retail uses associated with Primary Use

Gross Floor Area: 1-Story Slab-on-grade (no basement) 90' x 110' building
Total Proposed Base Floor Area: 9,900 +/- sf

Parking Required: (9900 sf x 1sp/200 sf) = (50) Spaces Req'd (Commercial Use)
Total Parking Provided : (50) spaces
- (includes two (2) HC spaces; (1) HC space is Van Accessible)

Loading Req'd: - None Proposed/ None Required

Entrance/Exit: (1) Private 24' wide paved access driveway off Leonard Drive

Grading:
- Site will require fills at building pad to raise the FF Elevation to Elev. 11.20 (0.2' above Base Flood Elevation)
- Approximately 3000+/- CY of fill will be required to grade to address Flood Plain elevations.
- No ledge demolition is anticipated

Utilities:
- Sanitary Sewer (Town of Groton WPCA)
- Domestic Water Service (Groton Utilities)
- No Sprinklers/Fire Service required
- Sanitary Sewer will be gravity fed to the existing 8" main
- Building will be fueled by Natural Gas in Leonard Drive
- Elec/Tel/CATV services to be underground.

Proposed Ground Cover:

Impervious Surface: 22,650+/-sf of new impervious bit. conc. pvmt/walks= 0.52+/- Ac. (6.2%)
9,900+/-sf of new impervious roof = 0.23+/- Ac. (2.8%)
Grass/Planted Area: 25,250+/- lawn & landscape area = 0.58+/- Ac. (7%)
Undisturbed Area: 305,068+/- undisturbed area = 7.0+/- Ac. (84%)

Previous Permits Granted for This Parcel:

This Site has been previously reviewed and approved for a similar, but larger scale commercial/industrial development with the following permits:

- a. IWWA Permit #IWA-11-06 – approved 06/22/2011;
- b. Site Permit #SIT-11-10 – approved 07/12/2011;

The approved project was never constructed and the respective permits are expired.

3. PROJECTED WATER & SANITARY SEWER FLOWS:

Domestic Sanitary Fixtures proposed for the building include two (2) restrooms, each with (2) WC; (1) Shower; (2) Lavs; & (2) urinals (male restroom). A small employee/staff kitchen/wet bar facility may be installed (no cooking/food preparation proposed on-site).

9,900 sf Commercial/Industrial Use x 0.1 gpd/SF = 990 GPD

Total Projected Domestic Water & Sanitary Sewer Demands **990 GPD**

Sanitary sewer is available in Leonard Drive via an existing gravity 8" gravity sewer main, which runs southerly. The project interconnect will occur at an existing 6" San Sewer stub already extended up to the parcel..

Municipal Water is available in Leonard Drive via an existing 8" water main, owned and operated by Groton Utilities. There is already two existing 4" Domestic & 6" Fire water service branches installed up to the project boundary. The project interconnect will utilize only the existing 4" domestic water service with a 2" reducer and extend a new 2" CL.900 PVC domestic water service into the building. No Fire Sprinkler protection is required or proposed. No new fire hydrants are proposed on-site. An existing hydrant exists across the street 135LF to the north and on the southerly adjoining property approximately 65LF away.

4. STORM DRAINAGE ANALYSIS:

The wetlands and pond on the site are the ultimate point of discharge and storage for all storm water run-off from most of the Leonard Drive and easterly positioned parcels. This wetland area is an isolated area with a significant storage capacity.

The existing site fully drains via sheet flow to this wetland under Historic Conditions. The large grass area sheet flows thru the brush/vegetated wetland upland slope and ultimately into the isolated ponds below.

A Rational Method Hydrologic analysis was performed for the project site Sub-watershed to the Pond for Historic vs. Developed conditions. Rainfall intensities used were taken from the latest NOAA Atlas #14 rain fall database for this site specific location:

Latitude: 41.338; Longitude: -72.0455

The following are the results:

Storm Event	Developed Run-off Rate "Q" (CFS)	Historic Run-off Rate "Q" (CFS)	Increase/ (Decrease) in Run-off (CFS)	% Change Run-off Rate (%)
2 year	6.15	1.98	+ 4.17	+210%
10 year	9.18	2.93	+ 6.25	+212%
25 year	12.16	3.89	+ 8.27	+212%
50 year	15.01	4.80	+ 10.21	+212%
100 year	17.39	5.58	+ 11.81	+212%

Proposed Storm Drainage Mitigation Plan: Based on the above analysis, the developed site will increase overall peak storm run-off to the Wetlands/Ponds by approximately 4.17 cfs in a 2-year storm up to 11.81 cfs in a 100-year storm. The average increase in run-off between Historic & Developed conditions is approximately 212%.

Based on the above analysis, and the significant storage currently available in the receiving wetlands/pond, the increases in peak flows due to this project will be contained entirely within the parcel limits. No increase in peak run-off off-site beyond the ponds is anticipated. Because of this, the storm water mitigation plan for this project will focus more on Water Quality issues rather than peak flow mitigation.

Site generated runoff will be sheet flowed off the edge of pavement into a grassed lined swale & filter basin depression to be constructed along the eastern edge of the development, prior to discharging to the wetland/pond area. This depression is designed as an accepted Low Impact Development (LID) method for addressing storm water quality. This type of storm water treatment requires inspection/monitoring after each major storm and inspection/cleaning/maintenance on a minimum semi-annual (every 6 months), or sooner as may be required.

The depression is sized to contain the initial 1.2" run-off. It will be excavated to a maximum depth of 1.3' below the overflow elevation. This low spot was extended in length to allow the sheet flow to enter and settle out any Suspended Solids (TSS) prior to discharge via an overflow Stone Filter Berm/spillway/spreader. This spillway spreader will convert flow velocities to very low (< 2 fps) non-scouring velocities.

The bottom of depression is at Elev. 4.5; Spillway grade is Elev. 5.80. This allows for retention depth of 15" before flowing sheet flow to the wetland edge and ponds. The stone filter berm will ensure that the depressed area does not maintain standing water for periods longer than 3 days. Schedule of inspection and repair will mandate inspections (and cleaning if required) after all major storm events, and bi-annual cleaning. The shallow graded depression is sized to treat 100% of the Water Quality Volume (WQV) for first flush as required by the CTDEEP Water Quality Manual.

It should also be mentioned that the previous proposed development for this parcel in 2011 was approved by the Town of Groton Inland Wetlands Commission for a similar method of stormwater quality mitigation for a larger similar use development.

In addition to the LID water quality treatment system described above, the project will have a restriction on the use of salt and calcium based de-icing agents.

5. PROJECT IMPACTS:

a. ENVIRONMENTAL IMPACTS:

The permit application for this project requires the IWWC approval of the following regulated wetland activities:

- Allow activities within approximately 26,900 +/- SF of Regulated 100' Upland Review Area to include the following encroachments:
 - Install 6,500 +/- SF Building
 - Install 4,600 +/- SF Pavement
 - Install 9,500 +/- SF Grass/Planted Areas
 - 13,000 +/- SF Wooded/Brush Clearing
 - Excavate/Fill 1000 +/- CY Gravel Material (Fill area: 15,000 +/- sf)
 - Install Stormwater Quality Grassed Swales & Filter basin
 - Install Stone Filter Berm/Spillway/Level Spreader

NO filling or encroachments into the regulated wetland area is proposed.

Reasons for Regulated 100' Upland Review Area Disturbance:

The existing parcel size (8.33 +/- Acres) is a relatively small area. The area of regulated wetlands & 100' Upland Review Area comprise (6.1 Ac Wetlands + 1.4 Ac URA) = 7.5 +/- acres – 90% of site. The remaining non-regulated area, outside of the building setbacks leaves only 0.5 +/- Ac of remaining unregulated building area. All portions of this Upland Review Area have already been disturbed and previously filled.

It should also be noted that when this parcel was created as part of the Industrial Park

Subdivision in 2002, the original subdivision plans were approved with a 50' Upland Review Area. The previous Commercial Site Plan approved by the IWWA in 2011 also was permitted using a 50' Upland Review Area.

This application is seeking review/permitting of the entire 100' Upland Review Area. It is the opinion of this office that *ANY* reasonable development of this parcel, would require an encroachment into this regulated area.

The storm water discharge HAS to go into the pond area as it cannot go anywhere else due to existing topography. There is no alternative for this.

Additionally, the quality of the 100' Upland Review Areas (north & south) must be brought into question. The associated wetland & pond areas were manmade; the result of previous site excavation and gravel removal. The depressions left in the topography create an isolated low spots that historically has always collected/stored all of the adjacent properties sheet flow run-off.

Impacts from Regulated 100' Upland Review Area Disturbance:

The major potential impacts on the regulated wetland area resulting from this proposed development would be anticipated from sediment run-off from open cut excavations and storm water quality. This plan addresses both of these potential impacts as follows:

- A comprehensive SESC plan and sequence will be implemented to ensure the protection of the all wetland areas from any sediment laden run-off.
- The site slopes are shallow and no steep slopes adjacent to the wetland area are proposed.
- A staked sediment barrier along the entire perimeter of disturbance along the south, east and north property line will intercept all sediment laden run-off prior to entering the wetland area.
- Stabilization methods are specified on the plans for stabilizing the newly graded areas to minimize any sedimentation or erosion rills and gullies in the excavated areas.
- Storm water will be run through a bio-retention LID for water quality improvement.
- Storm discharge spillway level spreader will alleviate any high velocities of storm flows entering the wetlands, converting them to a sheet flow spread over 30'. This will eliminate any cause for erosion.
- No other adverse impact to the regulated area is anticipated due to this development.

Hazardous Materials: The proposed Commercial – Indoor Recreational use will not generate, store, transfer, handle or otherwise create any hazardous waste or material as defined by the USEPA or by Section 3001 of the Resource Conservation and Recovery Act of the Connecticut Hazardous Waste Regulations, the Federal Toxic Substance Act, or the Toxic Substance Control Act.

Lighting & Noise: The proposed use will not generate any excess noise or light pollution beyond its property boundaries. Proposed site lighting has been developed to be Building Wall-

Mounted LED Fixtures with minimal site illumination levels & full cut-off/adjustable glare shields for night safety and security purposes only. Light glare and/or illumination does not spill over the property boundaries.

b. TRAFFIC IMPACTS:

The new driveway onto Leonard Drive will be controlled by a Stop Sign on the site. It allows both left and right turning movements onto the 36' wide paved Town-owned Cul-de-sac Industrial Park road.

The project proposes the construction of a 9900 SF Indoor Recreation Facility (ie. health club/fitness center). Fifty-four (54) on-site parking spaces are proposed.

Based on trip generation values taken from the Institute of Traffic Engineers (ITE) trip Generation Manual 9th Edition, the projected trip generation of this project will yield approximately 3.53 vehicle trips per 1000 sf per day onto Leonard Drive.

This equates to 9.9×3.53 trips/day = 35 trips per day.

Peak flows will be 7-9AM and 3-9PM. This daily project trip generation is minimal compared to the existing Average Daily Traffic flow of Leonard Drive. No adverse impact to the existing traffic flows on Leonard Drive are anticipated due to this projected increase in residential traffic generation.

Leonard Drive along this frontage has a posted speed limit of 30 mph. The 85th percentile speed is 35 mph. Based on 35 mph design speed, the minimum sight distance recommended for uncontrolled intersections (un-signalized) is 195 feet in both directions. Sight distance from the existing driveway is in excess of 500+ feet.

c. ZONING IMPACTS:

The proposed Indoor Recreational Facility use is a Conditional Use (ZR Table 5.1.3) allowed in the IA-40 zone by Site Permit. No Zoning waivers or variances are requested. There are no adverse impacts to Zoning resulting from this development.

d. CHARACTER OF THE AREA IMPACTS:

The proposed Commercial use is consistent with the adjacent Commercial/Industrial uses that the Industrial Park was created for. There are no adverse impacts to Character of the Area resulting from this development.

STAFF SUMMARY SHEET

PROJECT NAME/LOCATION: SIT18-03 - 215 Thomas Road – Hurne Estate Venue	
CAM: EXEMPT	
STAFF PLANNER: TZ	SUMMARY DATE: 5/02/18
TERMINAL ACTION DATE: 6/18/18	PUBLIC HEARING CLOSED: N/A
EXISTING LAND USE/ZONING: Nursery/IA-40	SITE AREA: 4.01 AC. SQ. FT.
SURROUNDING LAND USE/ZONING DISTRICT(S):	
North: Golf Course/IA South: Cnsrv Land/IA East: Vacant /IA West: Cnsrv Land /IA	
<p>HISTORY: On March 13, 1973 a permit was issued for a 28'x28' Nursery & Garden Center. A permit for the nursery was issued on December 30, 1975 for a 30'x96' steel frame greenhouse. On December 24, 1979 for a 28'x 47' new building (Planning Commission approved on February 6, 1979.</p> <p>On February 16, 1979 an Administrative Site Plan was approved for Storage Facility</p> <p>On May 8, 1991 the Zoning Board of Appeals granted a variance of Section 6.6-5B of the Zoning Regulations for a Maintenance Shed.</p> <p>On September 11, 1997 a building permit was issued for a 28'x48' wood frame storage building.</p> <p>On January 30, 2013 Kevin Quinn, Manager of Inspection Services provided a Zoning Compliance Certification.</p>	
<p>PROJECT DESCRIPTION: The owners are requesting a change of use to incorporate a seasonal indoor/outdoor event venue that will host weddings, retirement parties, birthday parties, reunions, and casual picnics from April to October. The owners will maintain the existing use of a nursery. The event use is intended to be supplementary.</p> <p>The design includes increased parking for 67 vehicles, a staging area for food trucks/vendors, a 40'x90' area for the event tent, and increased ground lighting. All existing buildings (barn, greenhouses, main building) used for the nursery will remain. No onsite water or sewer will be provided for the event use. The owners will supply the event tent. The tent shall be fire retardant. A certification of the tent shall be presented to the Zoning Official and Fire Marshal prior to a Certificate of Occupancy permit. Contracts between the owners and customers will stipulate that no services will be provided. All food, water, waste, garbage, and portable toilets will be "bring in/bring out."</p> <p>The owners will provide valets for parking assistance and to insure that no cars are parked on Thomas Road.</p> <p>No hazardous materials will be used for this use. All food truck/vendors will be self-sufficient.</p> <p>The application is exempt from CAM site plan application per Section 8.4-2(B)(8)</p>	
LIST AGENCIES WITH OUTSTANDING COMMENTS:	
[]	[] [] []
WAIVERS: The applicant is requesting a sidewalk construction waiver to postpone construction of a	

SIT 18-03

sidewalk per Section 7.5-5 of the Zoning Regulations. The owner will provide an easement to the Town when an application for a new building is submitted. Currently there are no sidewalks along Thomas Road. The applicant will also relocate the existing chain link fence when the Town paves Thomas Road.

LAND USE/DEVELOPMENT ISSUES ANALYSIS:

Parking: The applicant has proposed an increase in the parking spaces from the existing 16 (bituminous surface) to an additional 49 parking spaces on grass and two parking spaces at the existing barn. This meets the required 67 parking spaces for public assembly use per Section 7.2-3(L) with a maximum capacity of 200 guests.

Conditional Use: Kevin Quinn, the town Zoning Official has identified this proposed use as "other indoor recreation" per Section 7.1-29 of the Zoning Regulations. Related accessory uses as described in paragraph A lists services that may be provided to patrons, including

- Food and beverage service, excluding the service of alcoholic beverages,
- Retail sale of items directly related to the principal use,
- Child care services to patrons while they are utilizing the facility.

The proposed venue will not incorporate any of these accessory uses. Patrons will be supplying their own food and beverages for events.

ATTACH ANY RECOMMENDED ACTION, INCLUDING MODIFICATIONS AND/OR CONDITIONS AND TECHNICAL ITEMS.

Staff will have a recommendation at the meeting.



TOWN OF GROTON

LAND USE APPLICATION

Part One

PLEASE CHECK THE APPROPRIATE BOX(ES) AND ATTACH THE REQUIRED APPLICATION(S):

☐ SUBDIVISION OR RESUBDIVISION

☒ SITE PLAN

☐ ADMINISTRATIVE SITE PLAN

☐ INLAND WETLANDS PERMIT

☐ INLAND WETLANDS PERMIT OR

NON-REGULATED ACTIVITY

☐ COASTAL SITE PLAN REVIEW

(CAM)

☐ SPECIAL PERMIT

☐ ZONE CHANGE

☐ REGULATION AMENDMENT

☐ VARIANCE/APPEAL

APR 12 2018

PROJECT NAME: The Hurne Estate

STREET ADDRESS OF PROPERTY: 215 Thomas Rd Groton, CT.

IF ADDRESS NOT AVAILABLE, LOCATION: _____

PARCEL IDENTIFICATION NUMBER: 169813037369 ACREAGE: 4.01 ZONE: IA-40

PROJECT DESCRIPTION: A seasonal outdoor event venue that will host weddings, retirement parties, birthday parties, reunions, fundraisers and casual picnics from April to October.

CORRESPONDENCE WILL BE SENT TO THE PRIMARY APPLICANT AS CHECKED BELOW:
(NAME, ADDRESS, TELEPHONE AND FAX NUMBER)

APPLICANT: Richard & Bethany Hurne / Thomas Rd. LLC

EMAIL: bethany.silva@gmail.com TELEPHONE: 860-625-3786 FAX: _____

APPLICANT'S AGENT (if any): _____

EMAIL: _____ TELEPHONE: _____ FAX: _____

OWNER/TRUSTEE: _____

EMAIL: _____ TELEPHONE: _____ FAX: _____

ENGINEER/SURVEYOR/ARCHITECT: _____

TELEPHONE: _____ FAX: _____

- Note:
- 1) To be accepted by the Planning Division, this entire application must be completed, signed, and submitted with the required fee(s) and map(s) prepared in accordance with the applicable regulations.
 - 2) The submittal of this application constitutes the property owner's permission for the commission or its staff to enter the property for the purpose of inspection.
 - 3) The applicant hereby agrees to pay all additional fees and/or address such costs deemed necessary by the Office of Planning and Development Services as described in Part Three of this application.

Richard Hurne
Bethany Hurne

SIGNATURE OF APPLICANT
OR APPLICANT'S AGENT

4/9/18
DATE

Richard Hurne
BETHANY HURNE

PRINTED NAME OF APPLICANT

Richard Hurne
Bethany Hurne

SIGNATURE OF RECORD OWNER
I HEREBY CERTIFY THAT I AM THE OWNER OF
THE PROPERTY STATED ABOVE

4/9/18
DATE

Richard Hurne
BETHANY HURNE

PRINTED NAME OF OWNER

Project #: 18-019 Work Type: _____

SIT18-03

Fee Received: \$180 Init. _____ Planner: _____

SIT 18-08

TOWN OF GROTON
LAND USE APPLICATION – SITE PLAN

PART TWO
(Attach to Part One)

SITE DATA TABLE

	Required/Allowed	Provided
Lot Area (sq. ft. and ac.)	40,000 SF	174,610 SF 4.01 AC.
Lot Width	150 FT	300 FT
Area of Site (sq. ft. and ac.)		
Front Setback	40 ft	104.1 ft.
Rear Setback	30 ft.	307.9 ft.
Side Setback N/E	30 ft.	32.3 ft.
Side Setback S/W		
Building Area		
Floor Area		
Building Height	40 ft	N/A
Building Coverage (%)		
Total Lot Coverage (including impervious surfaces) (sq. ft. and %)	40%	25%
Existing Impervious Surface (sq. ft.)		N/A
Change in Impervious Surface (+/- sq. ft.)		N/A
Area of Outdoor Sales		N/A
Area of Open Space/Recreation		N/A
Area of Interior Landscaping		N/A
Parking (# of spaces)	67	67
Truck Loading Area		N/A
Area of Signs By Type		32 SF

IS PROPERTY WITHIN THE CAM BOUNDARY? ☐ YES ☐ NO
IF YES, A COASTAL SITE PLAN APPLICATION MAY BE REQUIRED.

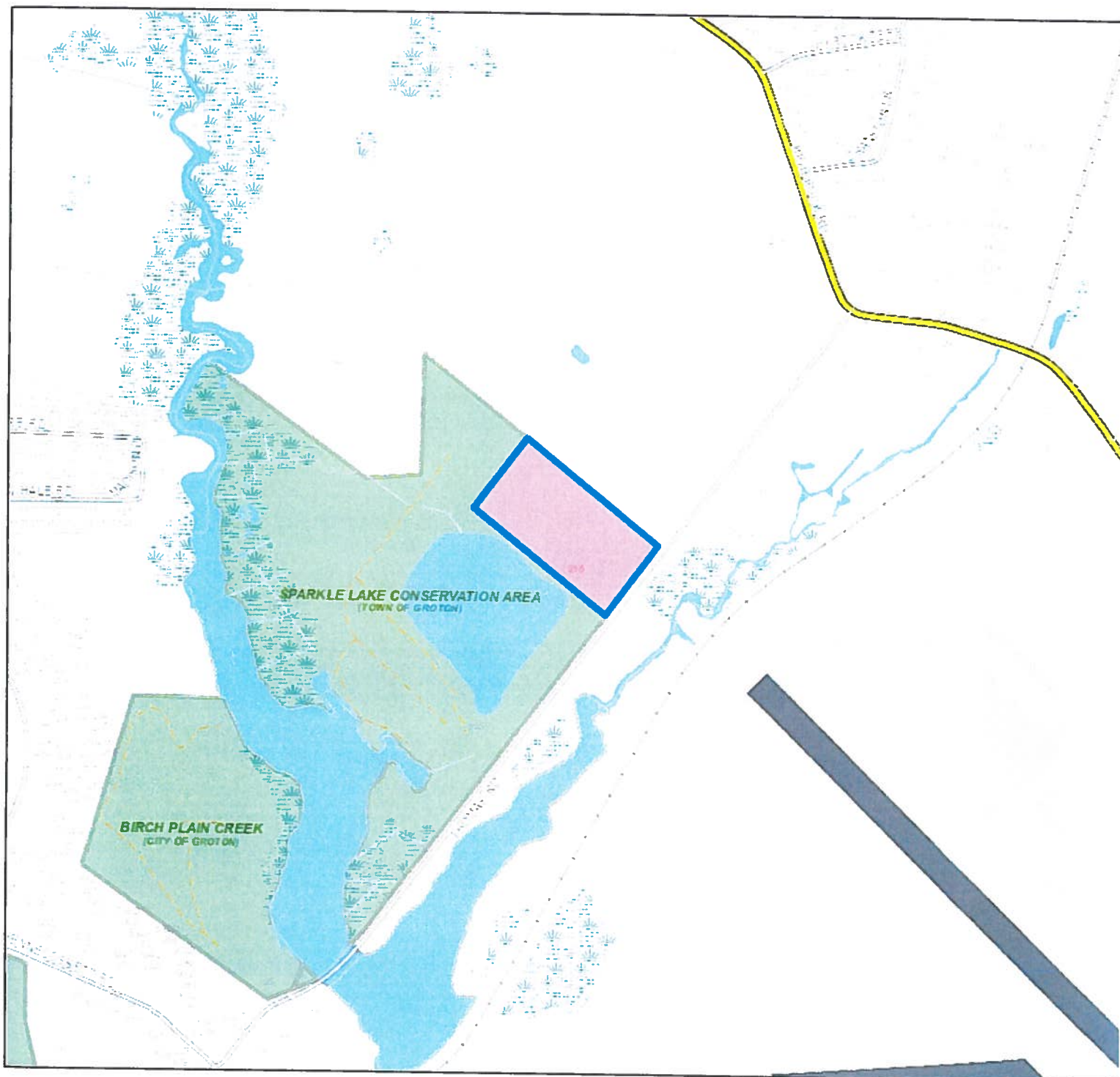
ARE THERE REGULATED WETLANDS? ☐ YES ☒ NO
A WETLAND APPLICATION HAS BEEN SUBMITTED OR PERMIT OBTAINED? ☐ YES ☒ NO

WATER: ☐ ON SITE WELL OR ☒ PUBLIC WASTE: ☒ ON SITE SEPTIC OR ☐ PUBLIC SEWER

COMPLETE ATTACHED CHECKLIST

10/16

SIT 18-03



Map Created using GrotonGIS Silverlight Application

SIT 18-03

TOWN OF STONINGTON

Department of Planning
152 Elm Street
Stonington, Connecticut 06378
(860) 535-5095 • Fax (860) 535-1023



April 19, 2018

Ms. Betsy Moukawsher
Town Clerk
Town of Groton
45 Fort Hill Road
Groton, CT 06340-4394

RECEIVED
TOWN CLERK'S OFFICE
2018 APR 23 PM 12:19
RECORDED VOL. PAGE
Betsy Moukawsher
TOWN CLERK, GROTON, CONN.

Subject: **PZ1811RA Readco, LLC (T. Ladwig) – Regulation Text Amendment to modify ZR 6.6.20 Height Exceptions for Roof Structures and Architectural Features. Remove 5 percent of building footprint / 200 square foot maximum for commercial structures. Modify ZR 6.6.20.2 to add Commission option to require screening of rooftop equipment as deemed necessary.**

Dear Ms. Moukawsher:

I am writing to inform you that the above-referenced application has been scheduled for a Public Hearing to be held at the **Mystic Middle School, 204 Mistuxet Ave., Mystic, Connecticut, on Tuesday, June 5, 2018.** Public Hearings are scheduled to begin at **7:30 p.m.**

The enclosed Notice of Public Hearing is being referred to your municipality in accordance with Section 8-7d(f) of the Connecticut General Statutes. If you have any questions, please feel free to contact the Department of Planning at 860.535.5095.

Sincerely,

Gayle Phoenix, CZET
Land Use Application Facilitator

Enclosure: application

Stonington Text Amendment

RECEIVED



ZONING TEXT & MAP AMENDMENT APPLICATION FORM

Please submit original and 15 copies of this application and relevant plans

FOR OFFICE USE ONLY

Application Number

PE1811RA

Receipt Date:

4/17/18

Application is for:



TEXT AMENDMENT



MAP AMENDMENT

Name of Applicant:

READCO, LLC

Mailing Address:

6 Vista Drive, Suite 200, Old Lyme, CT 06371

Telephone Number:

(860) 434-3611 Ext. 210

Email Address:

mdiloreto@readcoholdings.com

Any property owner or resident in the Town may apply to amend the Zoning Regulations or Zoning Map. All required application materials must be submitted not less than 15 days prior to the scheduled public hearing.

AMENDMENT TO ZONING REGULATIONS. Proposals must indicate text to be added and/or deleted, and provide a statement as to why the amendment is being pursued, its consistency to the Plan of Conservation and Development and the Comprehensive Plan (ZR 8.8.3), and a statement regarding conformance to general purposes of the Zoning Regulations (ZR 1.0.1).

AMENDMENT TO ZONING MAP. Pursuant to ZR 9.4.4.2, proposals must include a Class A-2 Survey depicting proposed zoning district boundaries, a legal description of the property, list of abutting owners and their addresses, and an Impact Statement in accordance with ZR 8.8.2.

COMPLETE FOR ZONING MAP AMENDMENTS ONLY:

Property Address(es)

Assessor's information:

Map

Block

Lot

Present Zoning District:

Proposed Zoning District:

Previous Petitions: List all previous zoning amendment petitions that have been made with respect to the above listed property(ies):

COMPLETE FOR ZONING REGULATION OR MAP AMENDMENTS:

Reason for requesting Regulation or Map Amendment: (ATTACH SHEET IF NECESSARY)

See attached.

The undersigned applicant hereby consents to necessary and proper inspections of the above-mentioned property by agents of the Commission at reasonable times both before and after a permit is granted by the Commission.

The undersigned declares all information supplied is accurate to the best of his/her knowledge and belief. If such information subsequently proves to be false, deceptive, incomplete, or inaccurate, any approvals may be modified, suspended, or revoked by the Commission or its agents.

READCO, LLC

By: 

Applicant Signature

Theodore M. Ladwig

April 12, 2018

Date

Acknowledgement of financial responsibility for required studies, information and/or third party review

The undersigned acknowledges that per Section 3.9.3 of the Town of Stonington Planning and Zoning Fee Ordinance the Town will collect payment for direct costs of materials and services performed by professionals, other than Town employees, including but not limited to specialized inspection, third party professional certifications, legal, stenographic and transcription services associated with an application, or require an applicant to provide certifications, inspections, and/or professional consultant reports at the applicant's expense. The payment of additional costs shall not prohibit the Town of Stonington from requiring performance or forfeiture bonds to ensure the successful completion of all work as may be prescribed in the respective land use regulations.

READCO, LLC

By: 

Applicant Signature

Theodore M. Ladwig

April 12, 2018

Date

READCO, LLC
ZONING TEXT AMENDMENT

SECTION 6.6.20

6.6.20 Height Exceptions for Roof Structures and Architectural Features.

The Commission may, by Special Use Permit, authorize certain roof structures, architectural features and other devices not designed or used for human occupancy may be constructed, reconstructed, enlarged, extended, moved or structurally altered to a reasonable and necessary height above the height limits established in Sections 5.1.1 and 5.2.1 of these regulations. The square footage of a height exception for any residential structure shall not exceed five (5) percent of the building footprint on which the feature is located, or 200 square feet, whichever is less.

6.6.20.1 Some roof structures, architectural features, and other devices may be erected no more than ten (10) feet above the midpoint point of the highest roof, measured from average finished grade. Structures, features and other devices that are eligible include: Architectural features, including fire or parapet walls, skylights, towers, flagpoles, chimneys, smokestacks, cupolas, steeples and similar structures.

6.6.20.2 Roof structures for the housing of elevators, stairways, tanks, ventilating fans, and similar equipment required to operate and maintain the building may be erected no more than ten (10) feet above the highest point of the tallest roof on the property. The Commission may require screening of rooftop equipment as deemed necessary.

READCO, LLC
ZONING TEXT AMENDMENT

Amendment to Section 6.6.20 (Height Exceptions for Roof Structures and Architectural Features.)

Purpose of Zoning Text Amendment

The primary purpose of the text amendment is to modify the existing provisions concerning height exceptions for roof structures and architectural features. The amendment would remove the cap on the square footage of exceptions permitted for non-residential structures only. Currently, height exceptions are allowed by Special Use Permit but the square footage of such exceptions *is limited to 5% of the building footprint or 200 square feet, whichever is less*. On most residential buildings, this cap on height exceptions is reasonable and works to protect the integrity of architectural design, but on non-residential structures, particularly larger commercial buildings in excess of 10,000 square feet in footprint, this same cap serves as an obstacle to promoting context sensitive design. Limiting the extent of architectural and other rooftop features on commercial buildings often undermines opportunities to break up building mass and provide much needed roof screening of equipment. Unfortunately, the inability to add additional architectural features and screening on larger non-residential buildings actually encourages developers to propose more box-type developments that lack the design and aesthetic appeal which are desired by Stonington. Removing the cap for non-residential buildings will allow greater flexibility in design yet will still allow height exceptions to be subject to Special Use Permit review and criteria. The secondary purpose of the proposed zoning text amendment is to enhance the Commission's authority to require additional screening of rooftop equipment.

Consistency with Plan of Conservation and Development (Section 8.8.3.1)

The proposed text amendment is consistent with the Plan of Conservation and Development. The POCD calls for updating the provisions of all commercial districts to stimulate economic development and to increase the commercial tax base. However, the POCD also encourages context sensitive and high quality architectural design. Larger non-residential buildings generate significant tax revenue but without the flexibility in the Zoning Regulations to allow both developers and the Commission to insure that these buildings meet the aesthetic demands of the community, these same projects can undermine the character of Stonington's villages and rural areas.

Consistency with Comprehensive Plan (Section 8.8.3.2)

The proposed text amendment is consistent with the Comprehensive Plan for zoning. The proposed changes to non-residential height exceptions will not undermine the application of the existing regulations as they apply to residential structures. Non-residential structure height exceptions will still require a Special Use Permit but will not be constrained by an arbitrary cap which is particularly harmful to the design of larger buildings. Additionally, the proposed amendment clarifies and enhances the Commission's ability to require the screening of rooftop equipment which, while absolutely necessary for most commercial buildings, can be visually unappealing.

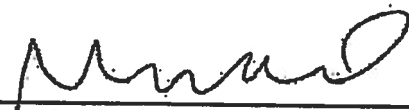
Conformance with General Zoning Purposes (Section 8.8.3.3)

The proposed text amendment is consistent with the general zoning purposes outlined by local regulation and state statute. These modifications to height exceptions do not impact the uses permitted but only the eligibility of non-residential buildings for exceptions. The changes will have no impact on the health and the general welfare of the people of Stonington. This amendment will likely enhance the quality of architectural design of larger non-residential buildings and encourage additional reinvestment in the community.


This will authorize Theodore M. Ladwig to sign the Zoning Text and Map Amendment Application Form on behalf of READCO, LLC.

Dated April 5, 2018

READCO, LLC

By 
THEODORE LADWIG Member
President

MEMORANDUM

TO: Planning Commission
FROM:  Zoning Board of Appeals
DATE: May 2, 2018
SUBJECT: ZBA#18-02 – 51 Ocean View Avenue; Advanced Improvements, LLC–
Applicant; Mark & Anna Oberg – Owners

The Zoning Board of Appeals will conduct the public hearing described in the attached Notice of Public Hearings on May 23, 2018.

If you have any comments or questions, please refer them to Thomas Zanarini in the Office of Planning and Development, before the date of the public hearing. He can be reached at tzanarini@groton-ct.gov or 860-448-4091.

TZ:klh

ZBA18-02



TOWN OF GROTON

PLANNING AND DEVELOPMENT SERVICES

DEBORAH G. JONES
ASSISTANT DIRECTOR
DJONES@GROTON-CT.GOV

134 GROTON LONG POINT ROAD, GROTON, CONNECTICUT 06340
TELEPHONE (860) 446-5970 FAX (860) 448-4094
WWW.GROTON-CT.GOV

May 2, 2018

The Day
P.O. Box 1231
New London, CT 06320
legal@theday.com

Please publish the following legal ad on May 11, 2018 and May 18, 2018.

TOWN OF GROTON ZONING BOARD OF APPEALS NOTICE OF PUBLIC HEARING

The Zoning Board of Appeals will hold a public hearing on Wednesday, May 23, 2018, at 7:00 p.m. in Community Room 1, Town Hall Annex, 134 Groton Long Point Road, to hear the following:

ZBA#18-02 - 51 Ocean View Avenue; Advanced Improvements, LLC - Applicant; Mark & Anna Oberg - Owners; for a variance to Section 5.2 of the Zoning Regulations to increase the maximum lot coverage from 24% to 27% to allow an addition in the southwest corner of the existing residence. PIN# 261805096840, RS-12 Zone.

Applications are on file and available for public inspection during normal business hours at the Planning Department, 134 Groton Long Point Road, Groton, CT. Dated this 11th day of May, 2018 at Groton, CT. (On second insertion, please put "Dated this 18th day of May, 2018 at Groton, CT.")

Ed Stebbins, Chairman

Account #30384

PLEASE DO NOT BOLD PRINT. If you have any questions, please do not hesitate to contact me.

Sincerely,


Deborah G. Jones
Assistant Director

DGJ:klh




E-MAILED
5/2/18

"SUBMARINE CAPITAL OF THE WORLD"

ZBA 18-02

MEMORANDUM

TO: Planning Commission
FROM:  Deborah G. Jones, Assistant Director
DATE: May 2, 2018
SUBJECT: Referral for May 16, Public Hearing:
Special Permit #357, Welles Road, Elm Grove Cemetery Association

Please be advised that the Town of Groton Zoning Commission will be considering the application described in the attached Notice of Public Hearing.

This referral is being sent pursuant to Section 8-3a (b) of the Connecticut General Statutes.

DGJ:dlg

Attachment

SPEC 357



TOWN OF GROTON

PLANNING AND DEVELOPMENT SERVICES

DEBORAH G. JONES
ASSISTANT DIRECTOR
DJONES@GROTON-CT.GOV

134 GROTON LONG POINT ROAD, GROTON, CONNECTICUT 06340
TELEPHONE (860) 446-5972 FAX (860) 448-4094
WWW.GROTON-CT.GOV

April 23, 2018

VIA EMAIL
Attention: Legal Ads
The Day
P.O. Box 1231
New London, Connecticut 06320

Please publish the following legal ad on May 4, 2018 and May 11, 2018:

TOWN OF GROTON ZONING COMMISSION NOTICE OF PUBLIC HEARING

Notice is hereby given that the following public hearing will be held on May 16, 2018 at 6:30 p.m. in Community Room 2, Town Hall Annex, 134 Groton Long Point Road, in said Town, to consider the following:

Special Permit #357, 0 Welles Road, PIN 271013241498, RU-80 Zone.
Proposal is to use as an earth products processing facility. Review is per Sections 8.3 and 7.1-10 of the Zoning Regulations (Elm Grove Cemetery Association, applicant/owner).

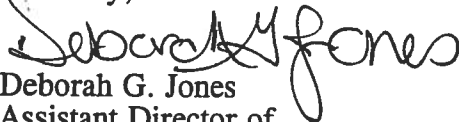
Application is on file and available for public inspection during normal business hours at the Planning Department, 134 Groton Long Point Road. Dated this 4th day of May 2018 at Groton, Connecticut. *(On second insertion please put "Dated this 11th day of May 2018 at Groton, Connecticut".)*

Susan Sutherland, Chairperson

Account #30384
P. O. # 17000327

If you have any questions, please do not hesitate to contact me at 446-5970.

Sincerely,


Deborah G. Jones
Assistant Director of
Planning and Development

DGJ:dlg

Please note: this should run as a one-column ad without bolding or additional white space

"SUBMARINE CAPITAL OF THE WORLD"



E-MAILED

4/24/18

Dlh

5050 257